

# Himayatnagar Real Estate Guide

Central Premium Belt · Hyderabad

## INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	46-50%
Suits	Central-city professionals, rental investors
ORR exit	—
ORR distance	—

## Why invest here

Himayatnagar is a well-connected central Hyderabad locality with metro access and mature infrastructure. Strong rental demand from professionals and proximity to commercial hubs ensure steady returns.

## Infrastructure

- Nampally railway station modernisation
- Metro interchange stations (Red + Blue + Green lines)
- Ameerpet — busiest metro junction in Hyderabad
- Begumpet old airport land — massive redevelopment potential

## Nearby localities

Somajiguda · Basheerbagh · Koti · Abids · Nallakunta

## Market intelligence

### Central Belt Price Trends (5-Yr)

### Metro Interchange Advantage

### Begumpet Airport Land

### Rental Demand Snapshot

## Want the live, interactive version?

<https://aptlok.com/en/hyderabad/himayatnagar-real-estate-guide>

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**Methodology:** Investment score is computed from 6 weighted factors — price appreciation (25%), infrastructure pipeline (20%), rental yield (15%), connectivity (15%), supply pipeline (15%), and social infrastructure (10%). Full methodology at <https://aptlok.com/methodology>.

**Data sources:** HMDA layout database, Telangana RERA portal, sub-registrar transaction records (IGRS), Telangana Roads & Buildings Department, on-ground verification by AptLok analysts.

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